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## Family house with swimming pool in Seilh

Haute-Garonne , Occitanie



**€635,000**

inc. of agency fees

4 Beds   2 Baths   160 sqm   0.13 ha

This lovely house is located in a peaceful and sought-after area. It develops a living area of approximately 160sqm on a beautiful plot of 1,307sqm. The entrance, with a hall with cupboard, is naturally...

### At a Glance

<b>Reference</b>	MFH-EAT5429	<b>Near to</b>	Toulouse	<b>Price</b>	€635,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	160 sqm
<b>Land</b>	0.13 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

This lovely house is located in a peaceful and sought-after area. It develops a living area of approximately 160sqm on a beautiful plot of 1,307sqm. The entrance, with a hall with cupboard, is naturally extended by a spacious living room bathed in light. The dining room is open on one side to the fitted and equipped kitchen and on the other to the living room. Everything opens onto the garden with a view of the swimming pool. On the same level, you access a real parental space which consists of a bedroom, a bathroom and a dressing room. An office, which can be transformed into an additional bedroom, as well as a separate toilet complete

the ground floor. Upstairs there are two children's bedrooms and a bathroom. This space offers privacy and tranquility. The exterior allows you to enjoy a pleasant and peaceful landscaped garden. It is decorated with a large terrace with a heated salt swimming pool. Air/water heat pump installed in 2022. Underfloor heating. Protected Carport garage with charging station. Annonciation and Ferradou school complexes in the immediate vicinity. ENERGY CLASS: B / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 840 and 1,200 euros. Information on the risks to which this property is exposed is available on the GéoRisks website

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€635,000

Key Information

Year Built:	1995
Internal Area:	160 sqm
Land Area:	0.13 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



## Gallery









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